085.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,800 / 817,800
					USE VALUE:	817,800 / 817,800
					ASSESSED:	817,800 / 817,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVER NATHANIEL	
Owner 2:	SILVER KRISTINA H F	
Owner 3:		
Street 1:	3 CRESCENT HILL AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HERTLI SEBASTIAN J & ANDREA R -
Owner 2:	-
Street 1:	3 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Aluminum Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	404,100	4,200	409,500	817,800
Total Card	0.126	404,100	4,200	409,500	817,800
Total Parcel	0.126	404,100	4,200	409,500	817,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.26 /Parcel: 452.2

Legal Description

User Acct 54041

GIS Ref

GIS Ref

Insp Date 08/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,100	4200	5,500.	409,500	817,800	817,800	Year End Roll	12/18/2019
2019	101	FV	300,300	4200	5,500.	403,600	708,100	708,100	Year End Roll	1/3/2019
2018	101	FV	287,500	3200	5,500.	310,000	600,700	600,700	Year End Roll	12/20/2017
2017	101	FV	285,300	3200	5,500.	292,500	581,000	581,000	Year End Roll	1/3/2017
2016	101	FV	285,300	3200	5,500.	269,100	557,600	557,600	Year End	1/4/2016
2015	101	FV	269,200	3200	5,500.	251,500	523,900	523,900	Year End Roll	12/11/2014
2014	101	FV	269,200	3200	5,500.	231,700	504,100	504,100	Year End Roll	12/16/2013
2013	101	FV	269,200	3200	5,500.	231,700	504,100	504,100		12/13/2012

!6975!

PRINT

Date	Time
12/10/20	21:40:04

LAST REV

Date	Time
09/12/18	14:41:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6975

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERTLI SEBASTIA	64855-239		1/30/2015		732,000	No	No		
KLEIN NEAL,	55015-409		7/20/2010		529,000	No	No		
	18271-437		6/1/1987		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	54041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/1992	659	Manual	1,500					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Missed Appt.	PH	Patrick H
8/30/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
12/16/2008	Meas/Inspect	336	PATRIOT
3/9/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,501 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26260209
Const Adj.:	0.99732524
Adj $ / SQ:	157.403
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453063
Depreciation:	48931
Depreciated Total:	404133

COMMENTS

OF=SINK IN BMT, FRPL NOW WOODSTOVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

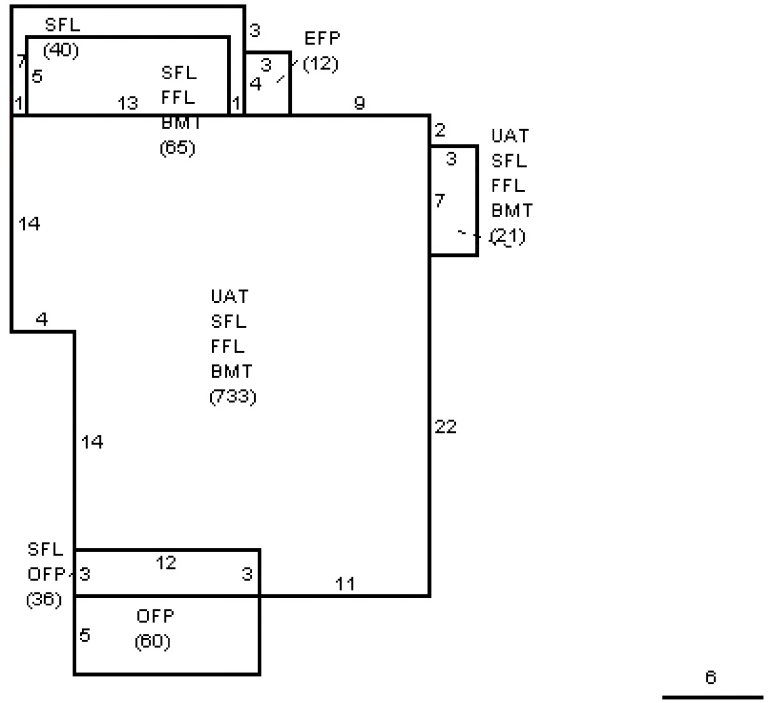
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.14
Special Features:	0	Val/Su Net:	142.79
Final Total:	404100	Val/Su SzAd	235.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	895	157.400	140,876
BMT	Basement	819	47.220	38,674
FFL	First Floor	819	157.400	128,913
UAT	Upper Attic	189	86.570	16,319
OFP	Open Porch	96	33.600	3,225
EFP	Enclos Porch	12	72.410	869

Net Sketched Area:	2,830			Total:	328,876
Size Ad	1714	Gross Are	3395	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	FR	1930	24.47	T	50	101			3,200			3,200
19	Patio	D	Y	1	12X26	A	AV	2015	3.45	T	5	101			1,000			1,000

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200